

To: SPECIAL COUNCIL (STATUTORY PUBLIC MEETING)

Meeting Date: 6/28/2022

Subject: Public Meeting Report – 840 & 940 Main Street and 345 Franklin Boulevard (Taylor Lands) – Official Plan and Zoning By-law Amendments – Foot Bridge Holdings Inc.

Submitted By: Lisa Prime, Chief Planner

Prepared By: Jacqueline Hannemann, Senior Planner – Development

Report No.: 22-025-CD

File No.: OR12/21

Wards Affected: Ward 7

RECOMMENDATION(S):

THAT Report 22-025-CD Public Meeting Report 840 & 940 Main Street and 345 Franklin Boulevard (Taylor Lands) – Official Plan and Zoning By-law Amendments – Foot Bridge Holdings Inc. be received;

AND THAT application OR12/21 for 840 & 940 Main Street and 345 Franklin Boulevard be referred back to staff for a subsequent report and staff recommendation.

EXECUTIVE SUMMARY:

Purpose

- This report has been prepared for the statutory Public Meeting as required by the Planning Act to introduce the proposed amendments and conceptual subdivision to Council and the public.

Key Findings

- The applicant is proposing a residential subdivision consisting of 237 apartment units and 592 townhouse units (total of 829 residential units). The subdivision also proposes open space lands, local roads, stormwater management, park space and a trail.

- The proposal provides an opportunity to transform vacant, underutilized lands into a residential subdivision including townhomes and low-rise apartment buildings.
- Access to the lands is proposed off of Main Street consisting of two (2) access points.
- An Official Plan Amendment and Zoning By-law Amendment is requested to facilitate the development (and Draft Plan of Subdivision) on the subject property.
- A Draft Plan of Subdivision is required in order to allow the subject property to be divided into lots and blocks for the proposal.
- The applicant is working with the City to settle a historical Ontario Municipal Board (now the Ontario Land Tribunal) planning appeal on the property.

Financial Implications

- Any cost of the applications are borne by the applicant. The future recommendation report will provide additional financial implications.

STRATEGIC ALIGNMENT:

- ☐ Strategic Action; or
☒ Core Service

Objective(s): PLANNING FOR GROWTH - Provide for a mix of development, uses and amenities in order to meet the needs of a changing and diverse population

Strategic Action: Not Applicable

Program: Land Use Planning

Core Service: Official Plan and Zoning By-law Amendments

A statutory Public Meeting is a requirement of the Planning Act, which provides Council and members of the public an opportunity to review the proposed Official Plan and Zoning By-law Amendment applications and proposed Plan of Subdivision and provide input on the proposal. Any input received at the Public Meeting will be considered as part of the review of the applications.

BACKGROUND:

Location

The subject lands are located to the northeast of the Main Street East and Franklin Boulevard roundabout. The subject property is 24.84 hectares (61.38 acres) in area and consists of vacant lands that includes natural features. The lands have 610 metres of frontage along Main Street and 371 metres of frontage along Franklin Boulevard. The

following figure shows the location of the lands. The portion of the lands shown in yellow are natural features and proposed to not be developed. The balance of the lands is considered the developable area.



Figure 1 – Location Map showing Developable Lands and Lands to be left as Natural Features.

The surrounding area is characterized by a range of uses including residential uses to south of Main Street, commercial uses to the west on Franklin Boulevard, industrial uses to the north and at the corner of Main Street and Franklin Boulevard and recreation and natural open space uses to the north and west of the subject lands.

Proposal

The purpose of this report is to advise Council and the public of the proposed Official Plan and Zoning By-law Amendments that will facilitate a residential Draft Plan of Subdivision.

The applicant is proposing a mix of housing types, including townhouses and multi-unit apartment style units, two stormwater management blocks, a public park block with trail connections, and two road accesses to Main Street. The Plan of Subdivision comprises the southerly 14.229 hectares of lands with the remaining portions being maintained

with natural land features which have been excluded from the limits of the proposed subdivision.

In total, approximately 829 dwelling units are planned within the developable lands. A total of 237 apartment dwelling units and 529 townhouse units are being proposed.

Please refer to Appendix A to view the proposed Draft Plan of Subdivision and rendering of the proposed subdivision.

The applicant is proposing an Official Plan Amendment to redesignate the subject lands to High Density Residential and Recreation, Cemetery and Open Space and refine the limits of the Natural Open Space System designation. A Zoning By-law Amendment is required to rezone the lands for residential and natural open space uses. The proposed residential zoning includes site specific regulations.

The Draft Plan of Subdivision has been submitted along with the Official Plan Amendment and Zoning By-law Amendment applications. The Draft Plan of Subdivision is a Regional application that will require Regional Municipality of Waterloo approval if the Official Plan Amendment and Zoning By-law Amendment receive Council Approval.

There is a historical outstanding appeal pending before the Ontario Municipal Board (OMB), now the Ontario Land Tribunal (OLT) on the subject lands. The appeal was adjourned *sine die* by the OMB in order to enable submission of and processing of development applications to the City of Cambridge. The applicant is working with the City to withdrawal a portion of the appeal and to settle the remaining portion of the appeal with the City through the Official Plan Amendment process.

ANALYSIS:

The proposed Official Plan and Zoning By-law Amendment applications and Draft Plan of Subdivision are currently under review by City staff and applicable commenting agencies. Considerations for the review of these applications include (but are not limited to) the following:

- Consistency with policies of the Provincial Policy Statement (2020);
- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official plan; City of Cambridge Zoning By-law No. 150-85;
- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;
- Appropriateness of the proposed density and suitability of the site-specific zoning requests;
- Site servicing and stormwater management of the site;
- Environmental considerations;
- Transportation considerations;

- Comments received from members of Council, public, City staff and agency circulation.

In accordance with Planning Act requirements, the City is required to process complete planning applications which includes circulation, review of issues, and consideration of all input, along with making a future recommendation to Council. For this report, staff is providing the standard recommendation to refer the applications back to staff to continue the processing of the planning applications. Generally, if Council were to decide not to accept this recommendation, the applicant could appeal their application(s) to the Ontario Land Tribunal (OLT) after the timeline for processing the applications set out in the Planning Act has passed. If Council were to decide to refuse either or both applications at this stage, in advance of receiving a future recommendation report from staff, then the City would issue notice of refusal which would include an appeal period. If appeals are filed under either of these scenarios then that would then leave the decision about these planning applications to the outcome of the OLT process.

EXISTING POLICY / BY-LAW(S):

City of Cambridge Official Plan (2012)

The City of Cambridge Official Plan designates the subject lands as Designated Greenfield Area, per Map 1A of the Official Plan and Industrial and Natural Open Space 4 System on Map 2 of the Official Plan.

Development within the Designated Greenfield Area is to be planned and developed to contribute to meeting the Region's minimum density target of 50 residents and jobs combined per hectare for the entire Designated Greenfield Area. Lands within the Cambridge Designated Greenfield Area serving a primarily residential function area to be planned and developed to achieve or exceed a density target of 55 residents and jobs combined per hectare.

The lands are subject to a longstanding appeal to Special Policy 8.10.46 of the Official Plan. This policy would permit conversion of the lands from employment to non-employment prior to the completion of the Region's municipal comprehensive review (MCR) and the Regional Official Plan (ROP) coming into effect. If the applicant is pursuing an employment conversion prior to the completion of the MCR, the appeal must be resolved prior to final approval of an Official Plan Amendment for the lands. The City and the applicant are working to resolve this appeal concurrent to the processing of this application.

Main Street and Dundas Street Secondary Plan (Draft)

Section 2.5.5 of the Official Plan provides that Community Plans or Secondary Plans will be prepared for new residential and employment areas in the Designated Greenfield Area. These plans will allocate appropriate density ranges to various areas based on their local characteristics, access to transportation and availability of amenities.

Based on the Community Node policies in the OP, the City initiated the study for the Main Street and Dundas Street South Secondary Plan which is in draft form. It is noted that, at this time, the proposed land use designation for the subject land is “Mixed-Use Medium Density”. The draft policies of the Secondary plan state that:

The planned function of the Mixed-Use Medium Density designation is to provide opportunities for a broad range of uses in a mix of compact development forms. Uses can be mixed across a parcel and/or mixed within a building. Commercial, office and institutional uses that enliven the street should be located on the ground floor of buildings close to the front property line to help frame and animate the street.

The applications submitted for this development currently only identify residential uses on the property.

City’s Official Plan identifies the subject lands as a “future study area for inclusion in the node boundary” of the Main Street and Dundas Street Community Node. The Official Plan states that future development and redevelopment within the node will occur at a higher density with a focus on a mix of uses and that the future expansion of this Node will require an amendment to this Plan and may only be considered through a Secondary Plan.

Policy 8.7.2.B.5 of the Official Plan states that the conversion of subject lands is based on the Council approved Hemson Growth Management Study, which intended for high-density mixed-use development on this site:

The conversion of approximately 36 hectares of land in the north east quadrant of Franklin Boulevard and Main Street from employment lands to other purposes has been justified in keeping with the provisions of the Provincial Growth Plan, based on the *Council* approved Hemson Growth Management Study. A *Secondary Plan* will be needed to provide detailed boundaries, land use and urban design policies for this Community Node to achieve a significant density increase. Based on the completed Hemson Growth Management Study, development of these lands will not require a further *municipal comprehensive review*.

City staff are in the process of completing the Main Street and Dundas Street Secondary Plan concurrently with the procession of the proposed Official Plan and Zoning By-law Amendment applications.

City of Cambridge Zoning By-law 150-85

The lands are currently zoned M3 (industrial), M4 (industrial) and N1(H)M4 (institutional and industrial). The current zoning permits heavy industrial uses and institutional uses on a portion of the lands (which contained a former place of worship). The current zoning does not permit residential development on the lands. The Zoning By-law Amendment proposes to rezone the subject lands for residential and open space uses to facilitate the development of a residential subdivision. The residential zones will contain site specific regulations.

The applicant is proposing the following zoning categories on the subject lands:

Proposed Zone	Block Number (on Plan of Subdivision)	Site Specific Regulations
RM3	Block 1 (High Density)	Maximum density of 150 units per hectare Minimum rear yard setback of 6.0m
RM3	Blocks 2, 3, 4 and 5 (Multiple Residential)	Maximum density of 60 units per hectare Minimum front and exterior side yard setback of 4.5m
OS4	Block 6 and 7 (Trail)	None proposed.
OS4	Block 8 (Park)	None proposed.
OS1	Blocks 9, 10 and 11	None proposed
OS1	Natural Features	None proposed
RM3	Block 13 (residential)	Maximum density of 150 units per hectare Minimum rear yard setback of 6.0m Minimum interior yard setback of 6.0m

Table 1 – Proposed Zoning and associated Site Specific Regulations of the Subject Lands

The following figure shows the proposed zoning overlaid on a map of the subject site.

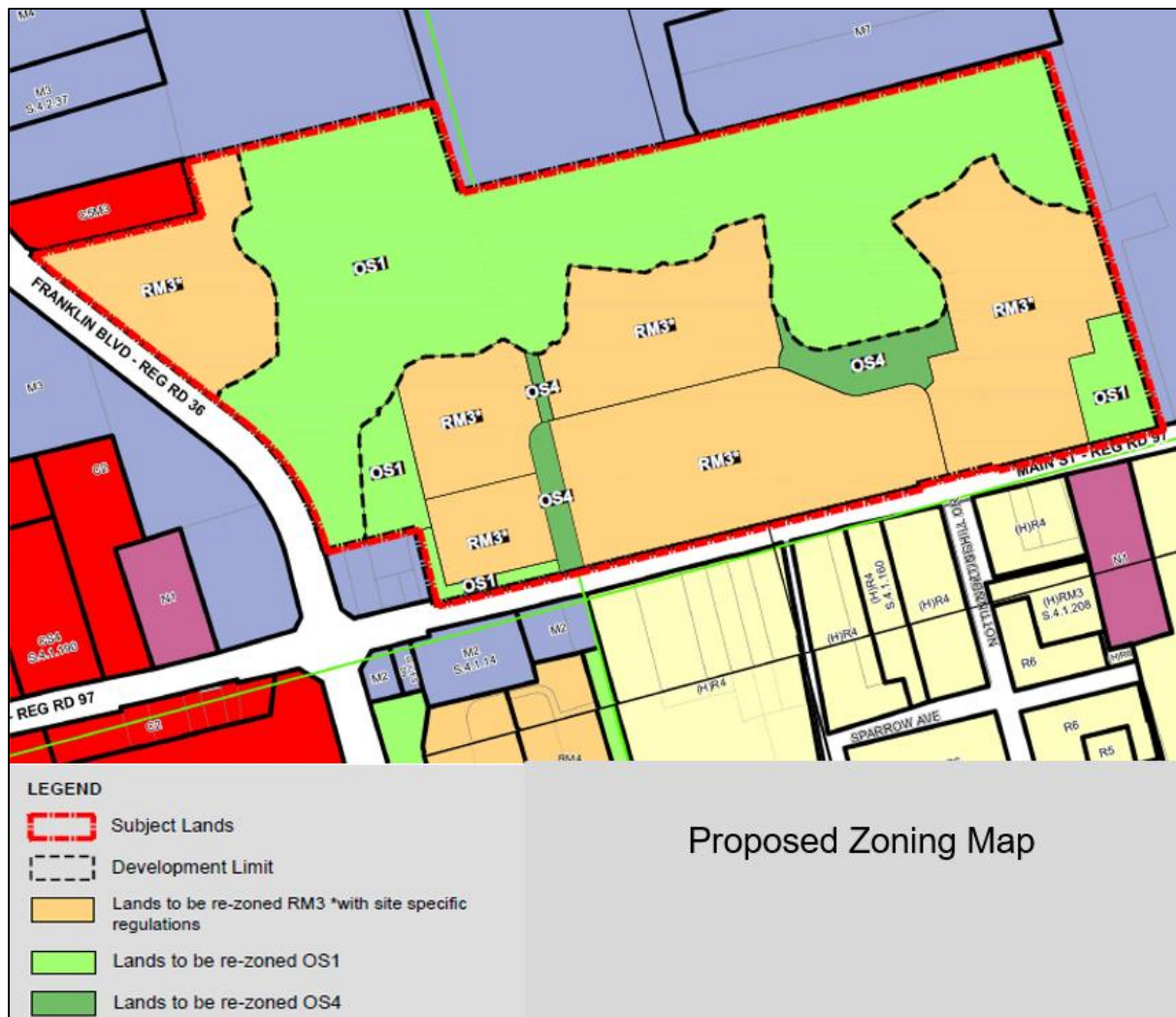


Figure 2 – Proposed Zoning shown Overlaid on a Map of the Subject Property

FINANCIAL IMPACT:

Any costs of the application are borne by the applicant. The future recommendation report will provide additional financial implications.

PUBLIC VALUE:

Transparency:

To ensure transparency the applications and supporting studies provided as part of a complete application are available on the City of Cambridge website on the 'Current Developments' page. A link to this web page is provided below:

<https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

Future notification regarding the applications will be circulated to those who sign-up for the mailing list.

Engagement:

Public involvement was invited virtually in accordance with the Planning Act. Notification for this Public meeting was printed in the Cambridge Times and was mailed out to property owners within a 120 metre radius of the subject property.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

- Not applicable at this stage.
- If the Official Plan Amendment and Zoning By-law Amendment applications are approved (in the future), the Accessibility Advisory Committee will be circulated on the future Site Plan application(s) that will be required to further facilitate this development.

PUBLIC INPUT:

The statutory Public Meeting required under the Planning Act is being held June 28, 2022. Official notification was printed in the Cambridge Times. In addition, written notice was sent to all accessed property owners within a 120 metre (393.7 foot) radius of the subject lands and to anyone else requesting notice. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the June 28, 2022 public meeting.

All public comments received will be considered as part of the review of the applications and will be included in the future recommendation report to Council.

The proposed applications and supporting documentation and this report have been posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The Official Plan Amendment and Zoning By-law Amendment applications have been circulated to the City departments and external commenting agencies listed in Appendix D. Any comments received will be included in a future planning recommendation report.

CONCLUSION:

This report summarizes the proposed development as requested through the Official Plan and Zoning By-law Amendment applications and the proposed Draft Plan of Subdivision for 940 & 940 Main Street and 345 Franklin Boulevard

The statutory public meeting is required by the Planning Act to provide an opportunity for the public to give input on the proposal. The public meeting is in alignment with the City's Strategic Plan's objectives to provide an opportunity for people to participate in community building. A staff recommendation report will be prepared for this proposal upon completion of the review of the file. Public and Council comments received through the review will be considered and responded to in the future recommendation report.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has been reviewed by the Chief Financial Officer and City Solicitor.

It has been reviewed and approved by the Director, Deputy City Manager and City Manager.

ATTACHMENTS:

1. 22-025-CD Appendix A – Proposed Plan of Subdivision
2. 22-025-CD Appendix B – Existing Official Plan Map
3. 22-025-CD Appendix C – Existing Zoning Map
4. 22-025-CD Appendix D – Internal/External Consultation & List of Supporting Studies